

Final Project Proposal

2027-28

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Library Replacement Modernization

Proposal Name

Los Rios Community College District

Community College District

Cosumnes River College

College or Center

July 1, 2025

Date

A _____ P x W x C x E _____

2.1 FINAL PROJECT PROPOSAL CHECKLIST

District:	Los Rios Community College District	
College:	Cosumnes River College	
Project:	Library Replacement Modernization	
Prepared by:	Suniya 360 Architects	Date: July 1, 2025

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>04/30/2025</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>04/30/2025</u>
3.1	Approval Page - Final Project Proposal (with original signatures)	<u>Complete</u>	<u>07/01/2025</u>
3.2	Project Terms and Conditions	<u>Complete</u>	<u>04/30/2025</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>Complete</u>	<u>04/30/2025</u>
5.1	Cost Estimate Summary - JCAF 32	<u>Complete</u>	<u>04/30/2025</u>
5.2	Quantities and Unit Costs supporting the JCAF 32	<u>Complete</u>	<u>04/30/2025</u>
6.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>04/30/2025</u>
7.1	Responses to Specific Requirements - State Administrative Manual	<u>Complete</u>	<u>04/30/2025</u>
8.1	California Environmental Quality Act	<u>Complete</u>	<u>04/30/2025</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>04/30/2025</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>04/30/2025</u>
10.2	Site Plan	<u>Complete</u>	<u>04/30/2025</u>
10.3- 10.4	Floor Plans	<u>Complete</u>	<u>04/30/2025</u>
10.5	Elevations	<u>Complete</u>	<u>04/30/2025</u>
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	<u>Complete</u>	<u>04/30/2025</u>
12.1	Justification of Additional Costs exceeding Guidelines	<u>Complete</u>	<u>04/30/2025</u>
13.1	Detailed Equipment List	<u>N/A</u>	<u> </u>

3.1 APPROVAL PAGE

Final Project Proposal

Budget Year 2027-28

District: Los Rios Community College District

Project Location: Cosumnes River College
(College, campus, or center)

Project Name: Library Replacement Modernization

The district proposes funds for inclusion in the State capital outlay budget (check items):

preliminary plans ☒ working drawings ☒ , construction ☒ , equipment ☐

District Certification

Contact Person: Pablo Manzo **Telephone:** (916) 856-3400
(Facilities, Planning and Development)

E-Mail Address: manzop@losrios.edu **Fax:** N/A

Approved for submission: _____ **Date:** _____
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

(President of the Board of Trustees Signature and Date)

(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor (Ste. 6549)
Sacramento, CA 95811-6549

Chancellor's Office Certification

Reviewed by _____

Date Completed _____

3.2 PROJECT TERMS AND CONDITIONS

District: Los Rios CCD

College: Cosumnes River College

Project: Library Replacement Modernization

Budget Year: 2027-28

1. The applicant hereby requests state funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.
2. The applicant hereby assures the Board of Governors of the California Community Colleges that:
 - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single-purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
 - b. Any state funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.

If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
 - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
 - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services, Division of the State Architects.
 - e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.
 - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms to the approved plans and specifications.
 - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
3. It is understood by the applicant that:
 - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
 - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
 - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
4. It is further understood that:
 - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
 - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
 - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

Los Rios Community College District (230)
Cosumnes River College (232)
Project: Library Modernization

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	7,081	-7,081
110	Classroom	0099	General Assignment	5,460	0	5,460
110	Classroom	4900	Interdisciplinary Studies	0	2,525	-2,525
210	Class Lab	0604	Radio and Television	1,250	0	1,250
210	Class Lab	0604	Radio and Television	0	1,541	-1,541
210	Class Lab	0702	Computer Information Systems	0	542	-542
210	Class Lab	1700	Mathematics	1,000	0	1,000
210	Class Lab	1701	Mathematics, General	0	1,198	-1,198
215	Class Lab Service	0604	Radio and Television	0	736	-736
215	Class Lab Service	0604	Radio and Television	770	0	770
230	Individual Study Lab	0604	Radio and Television	0	253	-253
235	Individual Lab Service	0604	Radio and Television	0	53	-53
310	Office	0099	General Assignment	0	2,845	-2,845
310	Office	0602	Journalism	0	264	-264
310	Office	0604	Radio and Television	200	0	200
310	Office	6110	Learning Center (Learning Resource Center)	620	0	620
310	Office	6110	Learning Center (Learning Resource Center)	0	835	-835
310	Office	6120	Library	0	698	-698
310	Office	6120	Library	1,138	0	1,138
310	Office	6310	Counseling Services	0	1,357	-1,357
310	Office	6399	Other Counseling and Guidance	0	414	-414
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	0	2,465	-2,465
310	Office	6450	Student Personnel Administration	0	78	-78
310	Office	6499	Other Student Services	1,492	0	1,492
315	Office Service	0099	General Assignment	0	672	-672
315	Office Service	0602	Journalism	0	66	-66
315	Office Service	6120	Library	0	232	-232
315	Office Service	6120	Library	660	0	660
315	Office Service	6210	Registrations, Transfers, Transcripts, Certificati	0	180	-180
315	Office Service	6220	Student Records, Statistics and Publications	0	77	-77
315	Office Service	6310	Counseling Services	0	329	-329
350	Conference Room	6430	Extended Opportunity Programs and Services (EOPS)	0	411	-411
410	Read/Study Room	0602	Journalism	0	533	-533
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	700	0	700
410	Read/Study Room	6120	Library	12,720	0	12,720
410	Read/Study Room	6120	Library	0	14,825	-14,825
410	Read/Study Room	6499	Other Student Services	525	0	525
420	Stack	6120	Library	4,580	0	4,580

430	Library - Electronic Carrels	6120	Library	3,110	0	3,110
440	Processing Room	6120	Library	1,140	0	1,140
440	Processing Room	6120	Library	0	1,224	-1,224
455	Study Service	6120	Library	0	559	-559
530	Audio/Visual, Radio, TV	0604	Radio and Television	1,370	0	1,370
530	Audio/Visual, Radio, TV	0604	Radio and Television	0	302	-302
530	Audio/Visual, Radio, TV	4900	Interdisciplinary Studies	0	766	-766
530	Audio/Visual, Radio, TV	6020	Course and Curriculum Development	0	541	-541
535	A/V, Radio, TV Service	0604	Radio and Television	600	0	600
535	A/V, Radio, TV Service	6110	Learning Center (Learning Resource Center)	0	314	-314
535	A/V, Radio, TV Service	6130	Media Services	0	471	-471
535	A/V, Radio, TV Service	6130	Media Services	200	0	200
615	Assembly Service	0099	General Assignment	0	140	-140
615	Assembly Service	0604	Radio and Television	0	338	-338
640	Lactation Room	0099	General Assignment	70	0	70
650	Lounge	6120	Library	150	0	150
650	Lounge	6499	Other Student Services	4,125	0	4,125
655	Lounge Service	6110	Learning Center (Learning Resource Center)	75	0	75
680	Meeting Room	0604	Radio and Television	100	0	100
680	Meeting Room	6120	Library	250	0	250
680	Meeting Room	6800	Community Services	2,000	0	2,000
710	Data Processing/Computer	6780	Management Information Services	410	0	410
730	Storage	6510	Building Maintenance and Operation Support	150	0	150
TOTAL	-	-		44,865	44,865	0

DISTRICT Los Rios Community College District			CAMPUS Cosumnes River College		
Project Name: Library Modernization		Date Prepared: 4/25/2025		Estimate CCI: 9876	
Prepared By: Suniya 360		Estimate EPI: 5455		CFIS Ref. #:	
				Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0	
2. PRELIMINARY PLANS (CCI: 9876)	\$2,916,300	\$1,067,506	\$1,203,783	\$645,011	
2 - A. Architectural Fees for Preliminary Plans	\$1,821,989			\$475,271	
2 - B. Project Management for Preliminary Plans	\$650,710			\$169,740	
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$163,600			\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$280,000			\$0	
3. WORKING DRAWINGS (CCI: 9876)	\$2,941,153	\$1,040,219	\$1,173,013	\$727,920	
3 - A. Architectural Fees for Working Drawings	\$2,082,273			\$543,167	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$462,962			\$136,256	
3 - D. Community Colleges Plan Check Fee	\$185,917			\$48,497	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$210,000			\$0	
(Total PW may not exceed 13% of construction)	\$0			\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$65,071,045	\$29,142,827	\$18,954,245	\$16,973,973	
4 - A. Utility Service	\$1,231,875			\$0	
4 - B. Site Development - Service	\$5,494,197			\$0	
4 - C. Site Development - General	\$1,998,000			\$0	
4 - D. Site Development - Other	\$3,088,530			\$0	
4 - E. Reconstruction	\$0			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$35,573,010			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$711,460			\$0	
4 - H. Other	\$16,973,973			\$16,973,973	
5. CONTINGENCY (CCI: 9876)	\$3,253,552	\$0	\$2,404,854	\$848,699	
5. Contingency	\$3,253,552			\$848,699	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$1,301,421	\$0	\$961,941	\$339,479	
6. Architectural and Engineering Oversight	\$1,301,421			\$339,479	
7. TESTS AND INSPECTIONS (CCI: 9876)	\$1,273,872	\$0	\$941,579	\$332,293	
A. Tests	\$650,710			\$0	
B. DSA Inspections	\$623,162			\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$1,301,421	\$0	\$961,941	\$339,479	
8. Construction Management	\$1,301,421			\$339,479	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$72,201,312	\$29,142,827	\$24,224,560	\$18,833,924	
Total Construction Costs	\$72,201,312			\$18,833,924	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$3,971,745	\$0	\$3,971,745	\$0	
10 - A. Furniture and Group II Equipment	\$3,971,745			\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$82,030,509	\$31,250,552	\$30,573,101	\$20,206,855	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	70,000	44,865	64%	\$792.89	\$508.19
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	7/1/2027	Advertise Bid for Construction		5/1/2029	
Start Working Drawings	1/1/2028	Award Construction Contract		7/1/2029	
Complete Working Drawings	7/1/2028	Advertise Bid for Equipment		10/1/2030	
DSA Final Approval	3/1/2029	Complete Project and Notice of Completion		1/1/2032	
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$1,067,506	\$1,203,783	\$645,011	\$1,848,794	
Working Drawings	\$1,040,219	\$1,173,013	\$727,920	\$1,900,933	
Construction	\$29,142,827	\$24,224,560	\$18,833,924	\$43,058,484	
Equipment	\$0	\$3,971,745	\$0	\$3,971,745	
Total Costs	\$31,250,552	\$30,573,101	\$20,206,855	\$50,779,956	
% of SS Costs	38.10%	61.90%	Project Total	\$82,030,509	
Points % Calc	49.97%	50.03%	SS Total	\$61,823,654	

Report Generated: 4/25/2025

FUSION

JCAF32 Cost Estimate Summary QUC

DISTRICT Los Rios Community College District		CAMPUS	Cosumnes River College	
Project Name: Library Modernization	Date Prepared: 4/25/2025	Estimate CCI: 9876	CFIS Ref. #:	
	Prepared By: Suniya 360	Estimate EPI: 5455	Budget Ref. #:	
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9876)	\$2,916,300	\$1,067,506	\$1,203,783	\$645,011
2 - A. Architectural Fees for Preliminary Plans	\$1,821,989			\$475,271
1. Architect fee for Schematic and Preliminary plans - New Construction NewConst x 8.0% x 35.0%	\$1,821,989			\$0
2. Architect fee for Schematic and Preliminary plans - ReConstruction ReConst x 10.0% x 35.0%	\$0			\$0
2 - B. Project Management for Preliminary Plans	\$650,710			\$169,740
1. Project Administration/Management TotalConst * 1.0%	\$650,710			\$0
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0
1. Structural Safety Fee	\$0			\$0
2. Fire, Life Safety Fee	\$0			\$0
3. Access Compliance Fee	\$0			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$163,600			\$0
California Geologic Hazard Fee	\$3,600			\$0
Topographic Survey	\$50,000			\$0
Utility Location	\$30,000			\$0
Hydrology Testing	\$20,000			\$0
CEQA Documents	\$30,000			\$0
Geotechnical/Geologic Testing and Reports	\$30,000			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$280,000			\$0
3rd Party Estimate	\$30,000			\$0
LEED Green Code Commissioning Consultant	\$80,000			\$0
Acoustical Consultant	\$50,000			\$0
Library Consultant	\$80,000			\$0
Hazardous Materials Consultant	\$40,000			\$0
3. WORKING DRAWINGS (CCI: 9876)	\$2,941,153	\$1,040,219	\$1,173,013	\$727,920

FUSION

JCAF32 Cost Estimate Summary QUC

3 - A. Architectural Fees for Working Drawings	\$2,082,273			\$543,167
1. Architect fee for Schematic and Working Drawings- New Construction NewConst x 8.0% x 40.0%	\$2,082,273			\$0
2. Architect fee for Schematic and Working Drawings - ReConstruction ReConst x 10.0% x 40.0%	\$0			\$0
3 - B. Project Management for Working Drawings	\$0			\$0
1. Project Administration/Management TotalConst * 1.0%	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$462,962			\$136,256
1. Structural Safety Fee	\$353,512			\$0
2. Fire, Life Safety Fee	\$51,024			\$0
3. Access Compliance Fee	\$58,279			\$0
3 - D. Community Colleges Plan Check Fee	\$185,917			\$48,497
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	\$185,917			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$210,000			\$0
Legal Services, Printing & Advertising	\$50,000			\$0
LEED Green Code Commissioning Consultant	\$80,000			\$0
Constructability Review Consultant	\$40,000			\$0
3rd Party Estimator	\$40,000			\$0
(Total PW may not exceed 13% of construction)	\$0			\$0
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$65,071,045	\$29,142,827	\$18,954,245	\$16,973,973
4 - A. Utility Service	\$1,231,875			\$0
See FPP Cost Estimate - Site Utilities	\$1,231,875			\$0
4 - B. Site Development - Service	\$5,494,197			\$0
See FPP Cost Estimate - Includes Existing Building Demolition, Haz. Mat. Removal and Extensive Grading	\$5,494,197			\$0
4 - C. Site Development - General	\$1,998,000			\$0
See FPP Cost Estimate - Site Development General	\$1,998,000			\$0
4 - D. Site Development - Other	\$3,088,530			\$0
See FPP Cost Estimate - 465KW PV Solar and Battery Backup	\$3,088,530			\$0
4 - E. Reconstruction	\$0			\$0
Reconstruction from JCAF31 Reconstruction from JCAF31	\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$35,573,010			\$0
New Construction from JCAF31 New construction from JCAF31	\$35,573,010			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$711,460			\$0

FUSION

JCAF32 Cost Estimate Summary QUC

Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%		\$711,460			\$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%		\$0			\$0
4 - H. Other		\$16,973,973			\$16,973,973
Cost Estimate Reconciliation Due to Sacramento Region Construction Market		\$16,973,973			\$0
5. CONTINGENCY (CCI: 9876)		\$3,253,552	\$0	\$2,404,854	\$848,699
5. Contingency		\$3,253,552			\$848,699
A. Contingency - New Construction TotalConst * 5.0%		\$3,253,552			\$0
B. Contingency - Reconstruction ReConst * 7.0%		\$0			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)		\$1,301,421	\$0	\$961,941	\$339,479
6. Architectural and Engineering Oversight		\$1,301,421			\$339,479
A. New Construction TotalConst * 8.0% * 25.0%		\$1,301,421			\$0
B. Reconstruction ReConst * 10.0% * 25.0%		\$0			\$0
7. TESTS AND INSPECTIONS (CCI: 9876)		\$1,273,872	\$0	\$941,579	\$332,293
7. Tests and Inspections		\$1,273,872			\$332,293
A. Tests TotalConst * 1.0%		\$650,710			\$0
B. DSA Inspections ()		\$623,162			\$0
8. CONSTRUCTION MANAGEMENT (CCI: 9876)		\$1,301,421	\$0	\$961,941	\$339,479
8. Construction Management		\$1,301,421			\$339,479
A. Construction Management TotalConst * 2.0%		\$1,301,421			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)		\$72,201,312	\$29,142,827	\$24,224,560	\$18,833,924
Total Construction Costs		\$72,201,312			\$18,833,924
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$3,971,745	\$0	\$3,971,745	\$0
10 - A. Furniture and Group II Equipment		\$3,971,745			\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$82,030,509	\$31,250,552	\$30,573,101	\$20,206,855
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	70,000	44,865	64%	\$792.89	\$508.19
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	7/1/2027	Advertise Bid for Construction		5/1/2029	
Start Working Drawings	1/1/2028	Award Construction Contract		7/1/2029	
Complete Working Drawings	7/1/2028	Advertise Bid for Equipment		10/1/2030	
DSA Final Approval	3/1/2029	Complete Project and Notice of Completion		1/1/2032	
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		

FUSION

JCAF32 Cost Estimate Summary QUC

Preliminary Plans	\$1,067,506	\$1,203,783	\$645,011	\$1,848,794
Working Drawings	\$1,040,219	\$1,173,013	\$727,920	\$1,900,933
Construction	\$29,142,827	\$24,224,560	\$18,833,924	\$43,058,484
Equipment	\$0	\$3,971,745	\$0	\$3,971,745
Total Costs	\$31,250,552	\$30,573,101	\$20,206,855	\$50,779,956
% of SS Costs	38.10%	61.90%	Project Total	\$82,030,509
Points % Calc	49.97%	50.03%	SS Total	\$61,823,654

Report Generated: 4/25/2025

6.1 BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies that will be considered:

- Natural and native planting materials may be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways may be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs will be incorporated to shade glazing.
- Low E dual glazing will be incorporated to reduce heat gain.
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system.
- HVAC controls designed to maximize efficiency will be provided where applicable.
- Natural lighting will be incorporated into most spaces.
- Energy saving lighting will include automatic lighting controls and sensors.
- Interior materials may be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program may be required during construction.
- May request participation in the local utility's energy incentive program, if available.
- Photovoltaic panels will be incorporated where appropriate.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space may be provided throughout the building to support an active recycling program.

STATE OF CALIFORNIA

Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet

DF-151 (REV 07/21)

Fiscal Year 2027-28	Business Unit 6870	Department Board of Governors, California Community Colleges	Priority No.
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Budget Request Name 6870-301-COBCP-2025-XX	Capital Outlay Program ID 5680	Capital Outlay Project ID
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Project Title

Los Rios Community College District, Cosumnes River College, Library Replacement Modernization

Project Status and TypeStatus: ☒ New ☐ ContinuingType: ☒ Major ☐ Minor**Project Category (Select one)**☐ CRI

(Critical Infrastructure)

☐ WSD

(Workload Space Deficiencies)

☐ ECP

(Enrollment Caseload Population)

☐ SM

(Seismic)

☐ FLS

(Fire Life Safety)

☒ FM

(Facility Modernization)

☐ PAR

(Public Access Recreation)

☐ RC

(Resource Conservation)

Total Request (in thousands) \$31,251	Phase(s) to be Funded PWC	Total Project Cost (in thousands) \$82,031
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Budget Request Summary

The Los Rios Community College District, Cosumnes River College, Library Replacement Modernization Project will demolish the 55-year old three-story 70,692 Gross Square Feet building and construct a new permanent two-story replacement facility on the current Library site. The new replacement building will house 44,865 ASF / 70,000 GSF, which is the same ASF and a smaller GSF than the existing building. The new Library will accommodate growth in Library space that is needed by enrollments, while responsibly reducing space in other categories. The total ASF includes 5,460 ASF of Classroom (a reduction of 4,146 ASF), 3,020 ASF of Laboratory (a reduction of 1,303 ASF), 4,110 ASF of Office (a reduction of 6,813 ASF), 22,775 ASF of Library (an increase of 5,634 ASF), 2,170 ASF of AV/TV, and 7,330 ASF of Other support space. The existing building has a Facilities Condition Index of 114.61%, making a new permanent replacement facility the least cost solution.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 9876
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support BudgetOne-Time Costs ☐ Yes☒ No

Swing Space Needed

☐ Yes☒ NoFuture Savings ☐ Yes☒ No

Generate Surplus Property

☐ Yes☒ NoFuture Costs ☐ Yes☒ NoIf proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No**Attach comments of affected department, signed and dated by the department director or designee.**

Prepared By	Date	Reviewed By	Date
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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A. COBCP Abstract:

Los Rios Community College District (LRCCD), Cosumnes River College, Library Replacement Modernization Project - \$31,250,552 for the state share of preliminary plans, working drawings and construction. The project demolishes the 55-year old three-story Library and constructs a new two-story 70,000 Gross Square Feet Library Building with associated site costs. The total project costs are estimated at \$82,030,509 including preliminary plans \$2,916,300 (\$1,067,506 state, \$1,848,794 district), working drawings \$2,941,153 (\$1,040,219 state, \$1,900,934 district), and construction \$65,071,045 (\$29,142,827 state, \$35,928,218 district). The construction amount includes \$29,142,827 for construction contract, \$0 for contingency, \$0 for architectural and engineering services, \$0 for tests and inspections, and \$0 for construction management. The current project schedule estimates Preliminary Plans will begin in July 2027 and will be completed in December 2027. The Working Drawings are estimated to begin in January 2028 and will be completed in July 2028. Construction is scheduled to begin in July 2029 and will be completed in January 2032.

B. Purpose of the Project:

The California Community Colleges Board of Governors (BOG) has adopted priority funding categories and a scoring system to assist community college districts in their capital planning efforts so that capital outlay project proposals reflect the state's priorities. The BOG's priority funding categories give reference to projects that best meet the following priorities: life and safety, growth, and modernization. The proposed project successfully met the BOG's modernization priority and has received a high score.

Based on 2023-2024 data, Cosumnes River College had 9,809 full time equivalent students enrolled in its instructional programs, 50.3 percent of whom are low income. In Fall 2024 Cosumnes River College had 338 full-time equivalent campus employees providing administrative services, student services and instruction. Los Rios Community College District and Cosumnes River College are located in the greater Sacramento Region (CCD North region), which is not identified as a region of low-performance in the California Community College Vision for Success.

The Cosumnes River College Library Replacement Modernization Project includes demolition of the existing Library Building and the associated site area. The project supports the Library, multiple Student Support Learning Communities, the Radio Television Film program, General Instruction classrooms and a Mathematics computer lab. Los Rios CCD will replace the old three-story building with a new two-story building that has 44,865 Assignable Square Feet (ASF) comprising primarily Library and Other space. The new Library will accommodate growth in Library space that is needed by enrollments, while responsibly reducing space in other categories. The Library itself will be located all on one floor which will improve efficiencies and facilitate operations, and it will be equipped with the modern infrastructure, technology, and space configurations that enhance student learning and collaboration, all of which improve student success.

The existing Library building was constructed in 1970 and has not benefited from any significant renovations in the last 55 years. According to the latest FUSION assessment the building has a Facilities Condition Index of 114.61%, making a new permanent replacement facility the least cost solution.

Programmatic Issues, Physical and Infrastructure Deficiencies

The existing Library space of 17,141 Assignable Square Feet is distributed across two floors and is undersized for the number of students enrolled at the college. Students face long wait times for computers and group study rooms, and often end up sitting on the floor when all chairs are occupied. This leads to overcrowding and fire code violations that are hard to monitor because the library is split

on two floors and the librarian' offices are located outside of the library boundaries (across from the central atrium and half a story in between the two levels of the Library).

The physical configuration of the existing Library building presents a major accessibility issue. The building is configured as a "split level" facility where programmatic spaces are located half a story up on either side of a central atrium, so the "second" and "third" level on one side of the building (where the Library is located) do not line up with the "second" and "third" level on the other side of the building (where the librarians' offices, computer labs and classrooms are located). As such, the main elevator off the entry lobby, where students enter the facility, does not provide an accessible path to the Library. Instead disabled students have to use a back elevator, accessed via a circuitous path on the first floor. Once students are on the second floor the back elevator opens directly *into* the stacks part of the Library, well past the Library access control points and outside the visibility of the main circulation desk, creating barriers and unequal access in violation of the American Disabilities Act, as well as security and wayfinding issues for the Library. Furthermore, disabled students who are using the Library and wanting to access the classrooms and computer labs located in the facility on the other side of the central atrium are forced to take the back elevator down to the first floor and transfer to the main elevator to get to those spaces, while abled bodied students are able to get to them via conveniently located stairs.

Other programs currently housed in the facility include the Radio Television and Film instructional program, some computer labs, numerous student services, and general purpose classrooms. The Radio Television and Film (RTVF) instructional program spaces are spread out on the first floor and not colocated which causes departmental inefficiencies and sound/noise issues for programs located adjacent to their spaces. Existing classrooms are oversized for the number of students and can therefore be reduced in size, and instructional computer labs can also be consolidated. The balance of spaces needs to be adequately configured and sized to accommodate student support learning programs and communities: programs and services that positively impact student success outcomes.

Other building infrastructure issues include all systems (mechanical, electrical, fire alarm, elevators, windows, roofs, etc.) being original to the building and well beyond their useful life, as the latest FUSION assessment details. The existing building's concrete structure also makes installing and upgrading the technology needed to support the library and instructional programs very challenging. The existing mechanical and electrical systems were also not designed to handle the amount of computers and other electronic devices that are needed in this facility. This lack of appropriate technology, electrical and mechanical infrastructure causes interruptions and constrains the instructors' and student support providers' ability to teach and support students effectively.

The proposed replacement Library building will address all of these issues, providing an accessible, efficiently designed, state of the art Library that better meets the needs of students to learn, study and collaborate, while also modernizing spaces for Radio Television and Film, creating flexible learning environments, and providing necessary support spaces for the campus learning communities.

Solution Criteria

To mitigate the current programmatic, physical and infrastructure problems, the district seeks a permanent, least-cost solution that meets the following criteria:

- Cost - is the least cost solution that permanently increases library space without impacting the campus operational budget.

- Educational Impact 1 – provides library spaces that are located all on one floor; integrates the librarian offices within the library boundary; and increases the amount of contiguous space available for studying and collaborative study.
- Educational Impact 2 – provides spaces for the library and learning programs & communities at the heart of the campus to enhance student use and student success.
- Campus Integration – is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, and is included in the Facilities Master Plan.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes including life safety, access and structural integrity, and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.

C. Relationship to the Strategic Plan:

The Cosumnes River College (CRC) Library Replacement Modernization Project seeks to advance the goals of the California Community Colleges Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. This project is the number one priority for Cosumnes River College as identified in both the College's 2019 Facilities Master Plan and the District's 5-Year Capital Outlay Plan.

Building a new Library Replacement will help meet the key priorities outlined in the College's Fall 2022 Strategic Plan which seeks to remove barriers, facilitate equitable access, success and on-time completion; and provide innovative and sustainable technology and facilities that support flexible learning and engagement for Cosumnes River College's diverse campus communities. Not only will the new Library facility meet current code, it will also remove accessibility barriers, be more sustainable, energy and water efficient which will lower maintenance costs, it will integrate the latest technology infrastructure, and it will provide the support services and engagement of the campus' diverse communities, all of which enhance students' ability to succeed in meeting their educational and workforce goals.

D. Alternatives:

Three alternatives were analyzed to address the problems discussed above:

- Alternative 1 - Construct new Replacement Library Building
- Alternative 2 - Modernize existing Library Building
- Alternative 3 - Lease Off-site Facilities

Alternative 1

This option demolishes the old 70,692 Gross Square Feet (GSF) building and constructs a new permanent two-story 70,000 GSF Replacement Library on the current Library site. The New Replacement Library building will house a total of 44,865 Assignable Square Feet (ASF). The total ASF includes 5,460 ASF of Classroom space, 3,020 ASF of Laboratory space, 4,110 ASF of Office space, 22,775 ASF of Library space, 2,170 ASF of AV/TV space, and 7,330 ASF of Other space. This alternative meets all of the project criteria and is the least cost alternative.

The total estimated cost at CCI 9876 and EPI 5455 is \$82,031,000.

Pros:

- Cost - is the least cost solution that permanently increases library space without impacting the campus operational budget.
- Educational Impact 1 – provides library spaces that are located all on one floor; it integrates the librarian offices within the library boundary; and increases the amount of contiguous space available for studying and collaborative study.
- Educational Impact 2 – provides spaces for the library and learning programs & communities at the heart of the campus to enhance student use and student success.
- Campus Integration – is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, and it is included in the Facilities Master Plan.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes including life safety, access and structural integrity, and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.

Cons:

- None.

Alternative 2

This option involves modernizing the 70,692 Gross Square Feet (GSF) building. The modernization would include a structural seismic upgrade, a complete overhaul of all systems (mechanical, electrical, fire alarm, fire sprinklers, glazing, roofing, etc.), the replacement and addition of multiple elevators to comply with accessibility codes, and the repurposing of instructional spaces to library space to accommodate the amount of library space required by the college enrollment. However, these spaces will not be on the same level as the Library floors due to the existing building configuration, and the librarians' offices will not be able to be accommodated within the library boundary, making the increase in library space a burden to library operations and cumbersome for student wayfinding and ultimately adding barriers to student success. The modernization will house a total of 44,865 Assignable Square Feet (ASF). The total ASF includes 5,460 ASF of Classroom space, 3,020 ASF of Laboratory space, 4,110 ASF of Office space, 22,775 ASF of Library space, 2,170 ASF of AV/TV space, and 7,330 ASF of Other space. This alternative is not consistent with the campus' Strategic and Facilities Master Plans, and it is not the least cost solution, as the latest FUSION assessment validates (the building has a Facilities Condition Index of 114.61%, making a modernization more expensive than a drop and replace facility). And because the modernization will not be as efficient as a new facility, and the added elevators add maintenance costs, the total cost of ownership for this alternative will be higher than alternative 1.

The total estimated cost at CCI 9876 and EPI 5455 is \$87,539,000.

Pros:

- Educational Impact 2 – provides spaces for the library and learning programs & communities at the heart of the campus to enhance student use and student success.

Cons:

- Cost - is not the least cost solution that permanently increases library space without impacting the campus operational budget.

- Educational Impact 1 – does not provide library spaces that are located all on one floor; it does not integrate the librarian offices within the library boundary; and does not increase the amount of contiguous space available for studying and collaborative study.
- Campus Integration – is not consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, and it is not included in the Facilities Master Plan.
- Campus Safety/Security – while the modernization would be designed to current applicable building codes including life safety, access and structural integrity, and it would provide a safe environment for students, faculty and staff, there is no feasible way to provide accessible paths throughout the facility that do not entail the need to transfer elevators to get from one side of the building to the other.
- Energy Efficiency – does not improve campus energy efficiency and does not decrease maintenance and operational costs (total cost of ownership) as much as alternative 1.

Alternative 3

This option involves locating 70,000 Gross Square Feet of leased space close to the campus to house the specialized Library, Radio, Television, Film spaces; along with the classrooms, computer labs and office/other spaces for the campus learning communities. Finding this space close to campus will be challenging and will create undue hardships for the students as they will need to travel between the main campus and the leased site to avail themselves of the Library services and the Learning Communities programs that help them succeed. In all likelihood the Library and Learning Communities would see a significant drop in students who use their services, compromising the College's ability to meet the Vision for Success goals. The leased space will house a total of 44,865 Assignable Square Feet (ASF). The total ASF includes 5,460 ASF of Classroom space, 3,020 ASF of Laboratory space, 4,110 ASF of Office space, 22,775 ASF of Library space, 2,170 ASF of AV/TV space, and 7,330 ASF of Other space. This alternative is not consistent with the campus' Strategic and Facilities Master Plans, does not provide a permanent solution, increases operational costs, and it is not the least cost solution.

The total estimated cost at CCI 9876 and EPI 5455 is \$111,072,000.

Pros:

- Educational Impact 1 – depending on the leased site, it may provide library spaces that are located all on one floor; it may integrate the librarian offices within the library boundary; and it may increase the amount of contiguous space available for studying and collaborative study.

Cons:

- Cost - is not the least cost solution that permanently increases library space without impacting the campus operational budget.
- Educational Impacts 2 – does not provide spaces for the library and learning programs & communities at the heart of the campus to enhance student use and student success.
- Campus Integration – is not consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, and it is not included in the Facilities Master Plan.
- Campus Safety/Security – while the facility may be designed to current applicable building codes including life safety, access and structural integrity, and it may provide a safe environment for students, faculty and staff, it will also increase campus safety and security concerns related to the travel pathways from campus to the leased facility.
- Energy Efficiency – does not improve campus energy efficiency, and it will not decrease maintenance and operational costs (total cost of ownership) over time, in fact it increases campus operating costs significantly.

Solution Criteria Matrix

Solution Criteria	Alt. 1 Construct New Facility	Alt. 2 Renovate Existing	Alt. 3 Lease Space Off Campus
Cost: is the least cost solution that permanently increases library space without impacting the campus operational budget	Yes	No	No
Educational Impact 1: provides library spaces that are located all on one floor; integrates the librarian offices within the library boundary; and increases the amount of contiguous space available for studying and collaborative study.	Yes	No	Yes
Educational Impact 2: provides spaces for the library and learning programs & communities at the heart of the campus to enhance student use and student success.	Yes	Yes	No
Campus Integration: is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, and is included in the Facilities Master Plan.	Yes	No	No
Campus Safety/Security: provides a facility that is designed to current applicable building codes including life safety, access and structural integrity, and provides a safe environment for students, faculty and staff.	Yes	No	No
Energy Efficiency: improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.	Yes	No	No

Economic Analysis Matrix

Economic Analysis Matrix	Alt. 1 Construct New Facility	Alt. 2 Renovate Existing	Alt. 3 Lease Space Off Campus
Site Acquisition	\$0	\$0	\$0
Plans and Working Drawings	\$5,857,453	\$7,229,151	unknown
Construction Costs			\$0
Utility Service	\$1,231,875	\$400,000	
Site Development Service	\$5,494,197	\$1,121,625	
Site Development General	\$1,998,000		
Site Development Other	\$3,088,530	\$3,088,530	
Reconstruction		\$40,553,231	
New Construction	\$35,573,010		
BOG Allowance	\$711,460	\$811,065	
Other	\$16,973,973	\$22,545,836	
Construction Soft Costs	\$7,130,267	\$7,817,792	\$0
Total Construction Costs	\$72,201,312	\$76,338,079	Tenant Improvements Costs unknow
Equipment (Group II)	\$3,971,745	\$3,971,745	\$3,971,745
Other (Lease/Tenant Improvements) - current lease rate at loopnet.com is \$30.60 for campus area: \$30.60 x 70,000 gsf x 50 years =			\$107,100,000
Total Project Cost at CCI 9876 EPI 5455 in Today's \$	\$82,030,509	\$87,538,975	\$111,071,745
Rounded Numbers:	\$82,031,000	\$87,539,000	\$111,072,000

E. Recommended Solution:

- Which alternative and why?

Alternative 1 - Construct a permanent New Replacement Library Building is the chosen option because it is the only alternative that meets all of the solution criteria, and it is the least cost option. Alternative 1 addresses all of the current accessibility, programmatic and infrastructure issues the best out of all the three options: making the entire building accessible without requiring

multiple different elevators to get you to various parts of the facility; accommodating the necessary growth in library space and locating it all on one floor for operational efficiencies. Alternative 1 also locates the library spaces and the learning programs & communities spaces at the heart of the campus, consistent with the Campus's Strategic, Educational and Facilities Master Plans for enhancing student success. This alternative will also be the most energy efficient and sustainable of all the three options, reducing total cost of ownership the most out of the three options.

The total estimated cost at CCCI 9876 and EPI 5455 is \$82,031,000.

- Detailed scope description.

The new 70,000 Gross Square Feet Library Replacement Building will house 44,865 Assignable Square Feet, which is the same ASF and a smaller GSF than the existing building. The New Library will accommodate growth in Library space that is needed by enrollments, while responsibly reducing space in other categories. The total ASF includes 5,460 ASF of Classroom, 3,020 ASF of Laboratory, 4,110 ASF of Office, 22,775 ASF of Library, 2,170 ASF of AV/TV, and 7,330 ASF of Other support space. The New Library will be located on the same site as the existing building and will include site work improvements to address accessibility issues, such as re-grading the site to ensure that the first floor of the New Library Replacement Building is aligned with sidewalks located on all four sides of the building without the need for extensive ramps and steps. The total estimated cost at CCCI 9876 and EPI 5455 is \$82,031,000.

Capacity-Load Ratios

Upon completion of the project, capacity-load ratios for lecture spaces decrease from 192% to 169%. Laboratory spaces also decrease from 134% to 127%, as do Office spaces from 134% to 118%. The much needed Library spaces increase from 62% to 74%, and AV/TV spaces decrease minorly from 30% to 28%.

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	5,460	3,020	4,110	22,775	2,170	7,330	44,865
Secondary	- 9,606	-4,323	-10,923	-17,141	-2,394	-478	-44,865
Net	-4,146	-1,303	-6,813	5,634	-224	6,852	0
Beg. Cap/Load Ratios (2021)	192%	134%	134%	62%	30%	N/A	110%
End. Cap/Load Ratios (2024)	169%	127%	118%	74%	28%	N/A	103%

- Basis for cost information.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed construction projects in the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials cost at the time the estimate was

prepared (April 2025) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9876 CCCI.

Estimated construction costs for the Library Replacement Modernization project exceed current state guidelines at CCCI 9876. Although all proposed scope of work is state supportable the proposed project is estimated to exceed maximum state guidelines for hard construction by \$16,973,973. State guidelines at CCI 9876 put the building related construction costs at \$36,284,470 (New Construction is \$35,573,010 and BOG Allowance is \$711,460) in today's dollars. According to the District's 3rd Party professional Estimator the building related construction cost is \$53,258,443 in today's dollars. The difference between these two estimates is \$16,973,973. These costs are related to the realities of the Sacramento construction market, reflecting the following:

- Sacramento is the 2nd highest city in the USA for unionization which makes local labor more expensive.¹
- California is experiencing "one of the most severe construction labor shortages in the country. While it has a strong housing market and high demand for infrastructure projects, finding skilled workers remains a significant hurdle."²
- The large fires like the Los Angeles Fire in 2025 make both labor and materials more expensive as these resources are diverted to rebuilding efforts in the fire areas.
- These realities are reflected in the actual cost of raw materials and labor that Los Rios CCD has experienced on its campuses. Two projects currently under construction at Los Rios CCD campuses that are expected to be complete this year (2025) are \$924 and \$984 per Gross Square Foot (including site costs) respectively. The State Guidelines for this project have the Library Replacement project at \$687 per Gross Square Foot including site costs, whereas District's cost estimator has it at \$930 per Gross Square Foot including site costs.

Accounting for the hard construction cost estimate difference above State guidelines as non-state supportable results in the State paying for 38% of the project costs and the District paying 62% of those costs.

- Factors/benefits for recommended solution other than the least expensive alternative.

In addition to being the least cost solution, and the solution that best meets the project criteria, this solution will improve the accessibility, water use, energy efficiency, and technology infrastructure of this major student support/instructional building on campus. At a smaller ASF/GSF and equipped with more efficient building systems, as well as more durable and sustainable materials, it will also lower maintenance and operational costs and improve the campus' sustainability.

- Complete description of impact on support budget.

There are no program costs associated with the Library Replacement Modernization Project because these programs and staff already exist. The staff and programs currently support students in overcrowded library spaces or oversized instructional spaces and this project will correct the space allocation with no net building growth.

¹ See: <https://constructioncoverage.com/research/most-unionized-cities-in-america>

² See: <https://www.linkedin.com/pulse/worst-states-construction-industry-going-2025-colt-kierstead-rtruc>

- Identify and explain any project risks.

No known risks have been identified for this project at this time.

- List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

State Fire Marshal review for fire life safety, and Division of the State Architect for fire life safety, access compliance, structural reviews, and field reviews.

F. Consistency with Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Reference: California Code of Regulations, Title 5 Section 57121)

The District will have CEQA review requirements completed prior to request for Preliminary Plans approval and/or request to proceed to bid.

9.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

Personnel Costs

Certificated:

No change to existing so not applicable.

Classified:

No change to existing so not applicable.

Depreciation, Maintenance, and Operation

Depreciation is anticipated to be over a forty-year cycle.

Program/Course/Service Approvals

List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

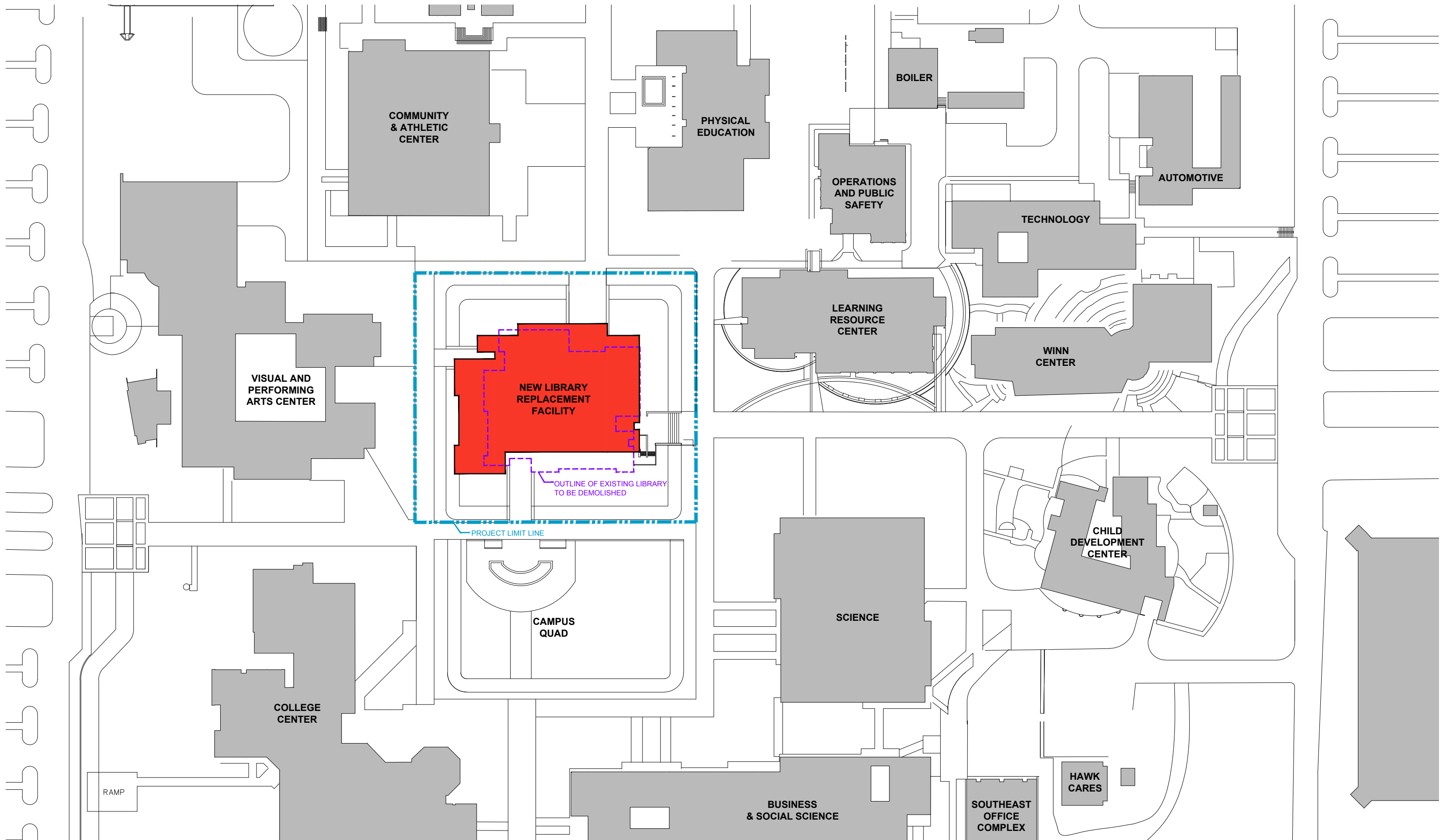
Name of New Program/Course/Service	Date of Approval
<u>No New Programs, therefore Not Applicable.</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

10. DIAGRAMS OF CAMPUS, PROJECT SITE, BUILDING AREAS, AND ELEVATIONS

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.

See Attached Drawings:

- 10.1** Campus Plot Plan
- 10.2** Site Plan
- 10.3** First Floor Plan
- 10.4** Second Floor Plan
- 10.5** Elevations

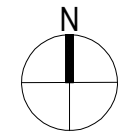
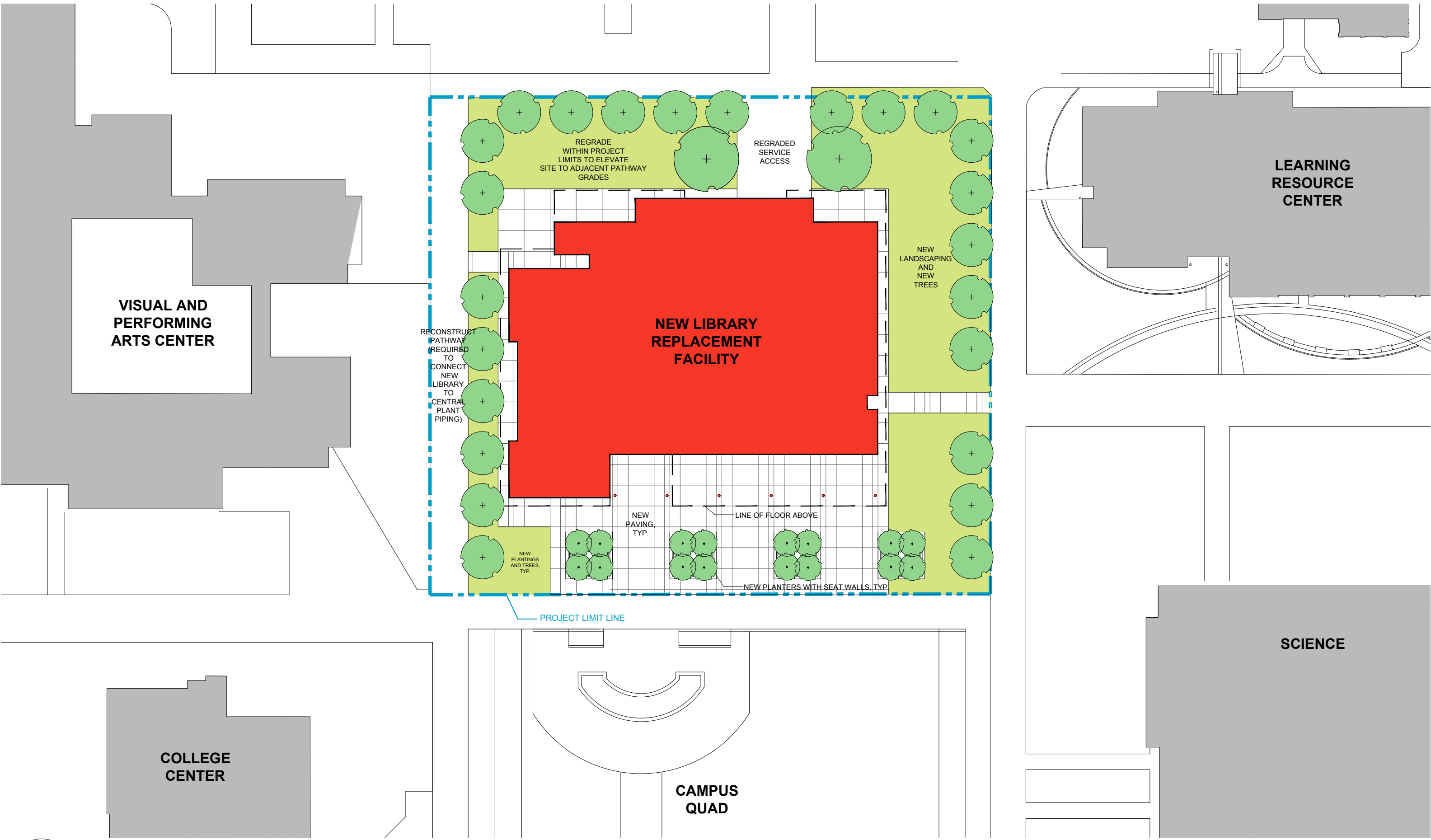


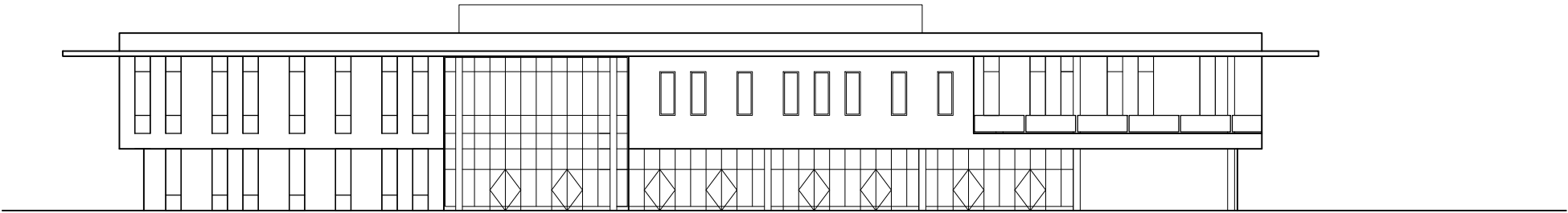
10.1 LIBRARY REPLACEMENT MODERNIZATION FINAL PROJECT PROPOSAL CAMPUS PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - COSUMNES RIVER COLLEGE

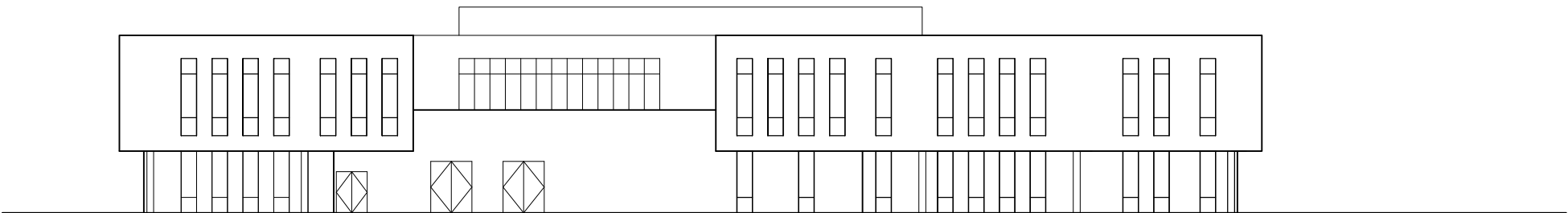
1" = 100' - 0"







SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

Los Rios Community College District (230)
Cosumnes River College (232)
Project: Library Modernization – EPI : 5455

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	0	7,081	-7,081	\$25.51	\$0
110	Classroom	0099	General Assignment	5,460	0	5,460	\$25.51	\$139,285
110	Classroom	4900	Interdisciplinary Studies	0	2,525	-2,525	\$25.51	\$0
210	Class Lab	0604	Radio and Television	1,250	0	1,250	\$44.73	\$55,913
210	Class Lab	0604	Radio and Television	0	1,541	-1,541	\$44.73	\$0
210	Class Lab	0702	Computer Information Systems	0	542	-542	\$370.82	\$0
210	Class Lab	1700	Mathematics	1,000	0	1,000	\$48.61	\$48,610
210	Class Lab	1701	Mathematics, General	0	1,198	-1,198	\$48.61	\$0
215	Class Lab Service	0604	Radio and Television	0	736	-736	\$44.73	\$0
215	Class Lab Service	0604	Radio and Television	770	0	770	\$44.73	\$34,442
230	Individual Study Lab	0604	Radio and Television	0	253	-253	\$44.73	\$0
235	Individual Lab Service	0604	Radio and Television	0	53	-53	\$44.73	\$0
310	Office	0099	General Assignment	0	2,845	-2,845	\$39.88	\$0
310	Office	0602	Journalism	0	264	-264	\$39.88	\$0
310	Office	0604	Radio and Television	200	0	200	\$39.88	\$7,976
310	Office	6110	Learning Center (Learning Resource Center)	620	0	620	\$45.5	\$28,210
310	Office	6110	Learning Center (Learning Resource Center)	0	835	-835	\$45.5	\$0
310	Office	6120	Library	0	698	-698	\$45.5	\$0
310	Office	6120	Library	1,138	0	1,138	\$45.5	\$51,779
310	Office	6310	Counseling Services	0	1,357	-1,357	\$45.5	\$0
310	Office	6399	Other Counseling and Guidance	0	414	-414	\$45.5	\$0
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	0	2,465	-2,465	\$45.5	\$0
310	Office	6450	Student Personnel Administration	0	78	-78	\$45.5	\$0
310	Office	6499	Other Student Services	1,492	0	1,492	\$45.5	\$67,886
315	Office Service	0099	General Assignment	0	672	-672	\$39.88	\$0
315	Office Service	0602	Journalism	0	66	-66	\$39.88	\$0
315	Office Service	6120	Library	0	232	-232	\$45.5	\$0
315	Office Service	6120	Library	660	0	660	\$45.5	\$30,030
315	Office Service	6210	Registrations, Transfers, Transcripts, Certificati	0	180	-180	\$45.5	\$0
315	Office Service	6220	Student Records, Statistics and Publications	0	77	-77	\$45.5	\$0
315	Office Service	6310	Counseling Services	0	329	-329	\$45.5	\$0
350	Conference Room	6430	Extended Opportunity	0	411	-411	\$45.5	\$0

			Programs and Services (EOPS)					
410	Read/Study Room	0602	Journalism	0	533	-533	\$0	\$0
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	700	0	700	\$59.86	\$41,902
410	Read/Study Room	6120	Library	12,720	0	12,720	\$59.86	\$761,419
410	Read/Study Room	6120	Library	0	14,825	-14,825	\$59.86	\$0
410	Read/Study Room	6499	Other Student Services	525	0	525	\$59.86	\$31,427
420	Stack	6120	Library	4,580	0	4,580	\$59.86	\$274,159
430	Library - Electronic Carrels	6120	Library	3,110	0	3,110	\$370.82	\$1,153,250
440	Processing Room	6120	Library	1,140	0	1,140	\$370.82	\$422,735
440	Processing Room	6120	Library	0	1,224	-1,224	\$370.82	\$0
455	Study Service	6120	Library	0	559	-559	\$0	\$0
530	Audio/Visual, Radio, TV	0604	Radio and Television	1,370	0	1,370	\$178.04	\$243,915
530	Audio/Visual, Radio, TV	0604	Radio and Television	0	302	-302	\$0	\$0
530	Audio/Visual, Radio, TV	4900	Interdisciplinary Studies	0	766	-766	\$0	\$0
530	Audio/Visual, Radio, TV	6020	Course and Curriculum Development	0	541	-541	\$0	\$0
535	A/V, Radio, TV Service	0604	Radio and Television	600	0	600	\$178.04	\$106,824
535	A/V, Radio, TV Service	6110	Learning Center (Learning Resource Center)	0	314	-314	\$0	\$0
535	A/V, Radio, TV Service	6130	Media Services	0	471	-471	\$178.04	\$0
535	A/V, Radio, TV Service	6130	Media Services	200	0	200	\$178.04	\$35,608
615	Assembly Service	0099	General Assignment	0	140	-140	\$1.99	\$0
615	Assembly Service	0604	Radio and Television	0	338	-338	\$0	\$0
640	Lactation Room	0099	General Assignment	70	0	70	\$81.25	\$5,688
650	Lounge	6120	Library	150	0	150	\$41.33	\$6,200
650	Lounge	6499	Other Student Services	4,125	0	4,125	\$41.33	\$170,486
655	Lounge Service	6110	Learning Center (Learning Resource Center)	75	0	75	\$41.33	\$3,100
680	Meeting Room	0604	Radio and Television	100	0	100	\$41.33	\$4,133
680	Meeting Room	6120	Library	250	0	250	\$41.33	\$10,333
680	Meeting Room	6800	Community Services	2,000	0	2,000	\$41.33	\$82,660
710	Data Processing/Computer	6780	Management Information Services	410	0	410	\$370.82	\$152,036
730	Storage	6510	Building Maintenance and Operation Support	150	0	150	\$11.61	\$1,742
TOTAL		-	-	44,865	44,865	0	-	\$3,971,745

12.1 JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES



Construction (including Group I equipment),



Equipment (Group II and Furniture)

District: Los Rios CCD

College: Cosumnes River College

Project: Library Replacement Modernization

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the "Quantities and Unit Costs Supporting the JCAF 32" and the "Guidelines-based Group II Equipment Cost Estimate" forms.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed construction projects in the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials cost at the time the estimate was prepared (April 2025) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9876 CCCI.

Estimated construction costs for the Library Replacement Modernization project exceed current state guidelines at CCCI 9876. Although all proposed scope of work is state supportable the proposed project is estimated to exceed maximum state guidelines for hard construction by \$16,973,973. State guidelines at CCI 9876 put the building related construction costs at \$36,284,470 (New Construction is \$35,573,010 and BOG Allowance is \$711,460) in today's dollars. According to the District's 3rd Party professional Estimator the building related construction cost is \$53,258,443 in today's dollars. The difference between these two estimates is \$16,973,973. A summary of the District's 3rd Party Estimate is on the attached page, showing the costs by each trade/material category.

These costs are related to the realities of the Sacramento construction market, reflecting the following:

- Sacramento is the 2nd highest city in the USA for unionization which makes local labor more expensive.¹
- California is experiencing "*one of the most severe construction labor shortages in the country. While it has a strong housing market and high demand for infrastructure projects, finding skilled workers remains a significant hurdle.*"²
- The large fires like the Los Angeles Fire in 2025 make both labor and materials more expensive as these resources are diverted to rebuilding efforts in the fire areas.
- These realities are reflected in the actual cost of raw materials and labor that Los Rios CCD has experienced on its campuses. Two projects currently under construction at Los Rios CCD campuses that are expected to be complete this year (2025) are \$924 and \$984 per Gross Square Foot (including site costs) respectively. The State Guidelines for this project have the Library Replacement project at \$687 per Gross Square Foot including site costs, whereas District's cost estimator has it at \$930 per Gross Square Foot including site costs.

¹ See: <https://constructioncoverage.com/research/most-unionized-cities-in-america>

² See: <https://www.linkedin.com/pulse/worst-states-construction-industry-going-2025-colt-kierstead-rtruc>

SUMMARY MATRIX

	New 2 story Classroom Bldg 70,000 sf		Sitework 72,500 sf		Overall Total	
Element	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
GC Direct Costs						
01 General Requirements						
02 Existing Conditions						
03 Concrete	\$3,591,000	\$51.30			\$3,591,000	\$51.30
04 Masonry						
05 Metals	\$8,505,000	\$121.50			\$8,505,000	\$121.50
06 Wood, Plastics, And Composites	\$472,500	\$6.75			\$472,500	\$6.75
07 Thermal And Moisture Protection	\$3,969,000	\$56.70			\$3,969,000	\$56.70
08 Openings	\$4,698,639	\$67.12			\$4,698,639	\$67.12
09 Finishes	\$7,087,500	\$101.25			\$7,087,500	\$101.25
10 Specialties	\$912,904	\$13.04			\$912,904	\$13.04
11 Equipment	\$756,000	\$10.80			\$756,000	\$10.80
12 Furnishings	\$444,150	\$6.35			\$444,150	\$6.35
13 Special Construction						
14 Conveying Systems	\$330,750	\$4.73			\$330,750	\$4.73
21 Fire Suppression	\$1,039,500	\$14.85			\$1,039,500	\$14.85
22 Plumbing	\$3,307,500	\$47.25			\$3,307,500	\$47.25
23 HVAC	\$5,670,000	\$81.00			\$5,670,000	\$81.00
25 Integrated Automation	\$945,000	\$13.50			\$945,000	\$13.50
26 Electrical	\$8,032,500	\$114.75			\$8,032,500	\$114.75
27 Communications	\$2,362,500	\$33.75			\$2,362,500	\$33.75
28 Electrical Safety And Security	\$1,134,000	\$16.20			\$1,134,000	\$16.20
Subtotal Building Cost	\$53,258,443	\$760.83			\$53,258,443	\$761
Total Estimated Construction Cost Building	\$53,258,443	\$761			\$53,258,443	\$761
4A Utilities Service			\$1,231,875	\$17.60	\$1,231,875	\$17.60
Site Development Service (Earthwork,						
4B demo/Hazmat, fill materials)			\$5,494,197	\$78.49	\$5,494,197	\$78.49
4C Site Development General (horizontal improvements)			\$1,998,000	\$28.54	\$1,998,000	\$28.54
4D Other (PV/Solar and Battery Backup) 465KW			\$3,088,530	\$44.12	\$3,088,530	\$44.12
Total Estimated Construction Cost			\$11,812,602	\$168.75	\$65,071,045	\$930